

PERSONAL REPRESENTATIVES DEED
Maine Statutory Short Form

NO TRANSFER
TAX PAID

Know all Men by these Presents,

027582

That Constance Beedy

of Waterville, County of Kennebec, State of Maine, being the duly appointed Personal Representative of the Estate of Fredona Steward, having been so appointed by order of the Kennebec County Court of Probate dated June 26, 1997, and acting pursuant to the terms of the Will of the late Fredona Steward, hereby grants to Constance Beedy, of Waterville, County of Kennebec and State of Maine whose mailing address is 7 Glen Avenue, Waterville, Maine 04901, her heirs and assigns forever, with warranty covenants, the land in Waterville, County of Kennebec, State of Maine, described as follows:

Beginning at a point in the northerly line of Glen Avenue in said Waterville one hundred twenty-five (125) feet easterly from the intersection of the said northerly line of Glen Avenue and the easterly line of Merrill Street; thence easterly in the northerly line of Glen Avenue one hundred (100) feet; thence northerly in a line at right angles with Glen Avenue and parallel to Merrill Street one hundred (100) feet; thence westerly at a right angle and in a line parallel to Glen Avenue one hundred (100) feet; thence southerly at a right angle and in a line parallel to Merrill Street one hundred (100) feet to the point of beginning in the northerly line of Glen Avenue.

Conveyance of the above described lot or parcel of land is made and taken by the grantees with the restrictions and limitations herein enumerated for themselves and the survivor of them, and the heirs and assigns of such survivor of them forever, for the benefit of the grantor, its successor or assigns, and for the benefit of other property owners of land originally part of the Vigue Farm, so-called, with the express understanding and agreement that any dwelling, including a home garage erected on this lot except for steps approaching thereto, shall be located at least twenty-five feet from the lot boundary on Glen Avenue, and fifteen feet from any of the other boundary lines of the above land herein conveyed; and any dwelling erected thereon shall not have space or tenancies or apartments for more than one family; and shall cost not less than Twelve Thousand (\$12,000.00) dollars as of this day's value; that at no time shall any building or structure of any kind, except for a family garage, other than a dwelling house be erected thereon, and at no time shall any mercantile or other commercial building or structure be erected thereon, nor any house or structure thereon be used for any mercantile or commercial purpose.

Being the same premises conveyed to Wilbert J. Fortin and Elsie M. Fortin by warranty deed of Mayflower Realty Company, dated July 18, 1956, and recorded in Kennebec County Registry of Deeds in Book 1082, Page 214, and conveyed by the said Wilbert Fortin and Elsie M. Fortin to Rose Mary Stewart by their warranty deed dated June 20, 1957, and recorded in Kennebec Registry of Deeds in Book 1082, Page 216.

Also being the same premises conveyed by Alexander B. Stewart and Emeline F. Stewart; Executors to Leon H. Stewart and Maud H. Stewart by Warranty Deed dated May 27, 1960, recorded in the Kennebec County Registry of Deeds in Book 1190, Page 53.

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Also being the same premises devised by the Will of Fredona Steward, deceased, to the within Grantee, the terms of which Will this deed is intended to effectuate.

Witness my hand and seal this 22nd day of the month of September, 1998.

Signed, Sealed and Delivered

in presence of

[Signature]

Constance Beedy
CONSTANCE BEEDY

State of Maine, County of Kennebec, ss

September 22nd, 1998.

Then personally appeared the above-named Constance Beedy and acknowledged the foregoing instrument to be her free act and deed.

Before me,

[Signature] [Signature]
Attorney at Law Notary Public
Mark S. Kirrstad
Printed Name

RECEIVED REGISTERED SS.

1998 SEP 25 AM 9:00

ATTEST: [Signature]
REGISTER OF DEEDS